



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Pant Y Bedw
Capel Isaac
Llandeilo
Carmarthenshire.**

Price £430,000



- Three Bedroom Small Holding
- Approximately 10 acres
- Range of Outbuildings and Stable Block
- Air Source Heat Pump and Solar Panels
- Offering Excellent Potential For Improvement
- 4 miles from Llandeilo Town Centre

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

General Description

Set in a peaceful rural location, Pant y Bedw is a three-bedroom smallholding set within approximately 10 acres. The traditional farmhouse retains character features but is in need of modernisation, offering excellent potential. The property benefits from a private driveway and a range of outbuildings, including a former cow shed, stables, and a lean-to garage, making it ideal for equestrian or smallholding use. A rare opportunity to create a countryside home in a picturesque setting.

EPC Rating: F26

Capel Isaac, Llandeilo, Carmarthenshire.

Property Description

Set in a peaceful rural position, Pant y Bedw is a three-bedroom smallholding offering an idyllic country lifestyle with approximately 10 acres of land.

The traditional farmhouse retains a wealth of character features and, while requiring modernisation and improvement, offers excellent scope for further enhancement to suit a purchaser's own tastes. The property enjoys a private driveway to both the farmhouse and the range of outbuildings. Externally, the land extends to around 10 acres, ideal for equestrian use, small-scale farming or lifestyle pursuits. The holding benefits from a range of useful outbuildings, including a former cow shed, stables, and a lean-to garage, providing excellent storage and versatility.

Pant y Bedw presents a rare opportunity to acquire a manageable rural smallholding in a picturesque setting, perfect for buyers seeking space and the chance to create a countryside home tailored to their own vision.

Entrance Hall

With double glazed door. Under stair cupboard, stairs to first floor and radiator.

Kitchen (16' 1" x 7' 9") or (4.89m x 2.35m)

With wood burning stove on a slate hearth. Wall base and drawer units, stainless steel sink and drainer. Coved ceiling, double glazed window to front. Telephone point and radiator.

Living/Dining Room (16' 1" x 10' 5") or (4.91m x 3.18m)

(Width widening to 4.96m)

With wood burning stove in feature inglenook fire place. Radiator and double glazed window to front.

Boot Room (14' 9" x 6' 10") or (4.50m x 2.09m)

With double glazed window and door to rear. Radiator.

Utility Room (7' 9" x 7' 3") or (2.35m x 2.21m)

With double glazed window. Air source heat pump. Roof access. Radiator.

Shower Room (7' 3" x 5' 10") or (2.20m x 1.78m)

With low level WC, shower enclosure with Creda electric shower, pedestal hand wash basin, part tiled walls and radiator.

Airing cupboard with louvre doors, slated shelving and radiator.

Bedroom 1 (16' 2" x 7' 0") or (4.93m x 2.13m)

With double glazed window and radiator.

Bedroom 2 (8' 2" x 6' 10") or (2.50m x 2.09m)

With double glazed window and radiator.

Bedroom 3 (12' 2" x 9' 5") or (3.70m x 2.88m)

With double glazed window and radiator.

EXTERNALLY

A range of useful outbuildings including stables, Dutch barn, workshop space and lean to garage. With just over 10 acres of agricultural land.

Former Cow Shed (26' 7" x 20' 4") or (8.11m x 6.19m)

With stalls, concrete flooring and stable door at front and rear. Power, light and water. Windows.

Workshop

Concrete block with corrugated roof. Concrete floor, power and light.

Dutch Barn (34' 9" x 18' 1") or (10.59m x 5.52m)

With concrete floor and power.

Lean-To Garage (28' 9" x 16' 0") or (8.76m x 4.88m)

Concrete floor, power and light.

Stable Block

Timber construction with corrugated roof. Three stables and tack room. Concrete floor. Power and light.

Former Chicken Shed

Concrete block construction with corrugated roof. Concrete floor.

Viewing

By appointment with the selling agent.

Broadband and Mobile phone

Mobile phone signal is deemed good and broadband is basic.

Services

Mains electricity, mains water, private sewage. Air Source Heat Pump and Solar Panels.

Tenure

Freehold

Council Tax

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Directions

From Llandeilo proceed down to the roundabout and take the B4302 Talley road for approximately 2.5 miles and turn left for Salem. At the T junction turn right and continue through the village and turn left at the next cross roads signposted Abergorlech. Proceed along this road, take the second left turning and its the second lane on the left.

